

Date: June 8, 2011

Source: Tim Embree, OCLA

Inquiry from: Representative DeFazio (OR-4)

Context of Inquiry:

This response is provided to address Congressman DeFazio's comments to VA's issue brief of June 3, 2011.

The issue brief sent to the Congressman last week contained a critical error. No Solicitation for Offers have been issued for this project. As Mr. George Szwarzman stated on the June 3rd phone call, the reason for hiring Cannon Design was to develop the space layout which led VA to conclude that more land would be required than what was originally anticipated when approving the original sites.

At Congressman DeFazio's request, VA has revalidated the acreage requirements for the Eugene Community-Based Outpatient Clinic. Specifically, VA confirmed the parking, groundwater and green space criteria. In light of VA's findings, the minimum acreage requirement is 13.2 acres.

Parking: VA revalidated the parking requirement at 5.5 acres. This includes 9' wide by 18' long parking spaces, additional footage for each space overhang, and a proportionate share of a drive isle for each parking space. A landscaping isle must also be anticipated. This results in a minimum requirement of 330 square feet per parking space when estimating surface parking. 330 square feet amounts to .008 acres per space. The Eugene CBOC has a requirement of 685 spaces (approximately 5 spaces per 1000 gross square feet of clinical space); Multiplied by .008 acres, the acreage for the parking lot amounts to 5.48 acres. VA relies on several studies for its parking dimensions, most notably, the Department of Urban Planning at the University of California at Los Angeles as well as Desman Associates, an Architect Engineering and Planning firm in Mclean, Virginia.

Storm Water Retention: Examination of the code determined that storm water retention is required for both Eugene and Springfield. Typically, for large parking lots, a combination of below ground and pond retention is developed. The anticipated acreage for storm water retention is estimated at 1.5 acres in order to not exceed the industry safety standard of a 4 foot depth of water.

Green Space: Thus far, VA had planned for 35% of green space based on a Springfield code requirement. After further examination of the code, the correct requirement for green space landscaping depends on the cities' zoning requirement for the chosen site. The city of Eugene has a 10% landscaping requirement. The city of Springfield has various requirements depending upon the zoning of the selected property. The city's most stringent requirement for commercial zoning is 20%. In both cities, the required parking landscaping can be included in the overall green space

requirement. Using a 20% requirement, rather than 35%, the necessary acreage for green space falls from 3.5 acres to 1.95 acres.

The decrease in the green space requirement and the necessary inclusion for storm water retention indicates that the total minimum acreage necessary for the Eugene CBOC is 13.2 acres. No reduction of the acreage is anticipated for the facility footprint since VA seeks to maintain the option of accepting a 2 or a 3 story building design.

As it stands, VA has received several offers as a result of its most recent advertisement and plans to conduct a market survey in the near future. Should the market survey reveal a lack of viable sites to provide for sufficient competition, VA will then re-evaluate the geographic delineated area and perhaps re-consider its design criteria.